

## SUEDIVISIONS AND THE CHELAN-DOUGLAS HEALTH DISTRICT

Land use applications are made to the County Planning Department, which refers them to the Chelan-Douglas Health District. The District reports to the County on the adequacy of the proposed methods of domestic water supply and sewage disposal. We charge a fee for this work, according to the following schedule. These fees cover the costs for review of the proposal, preparing the comments to the Planning Department, and the final reviews of the preliminary and final plats. In Chelan County, the fee is paid along with the other County fees at the time of application to the County Planning Department. The Health District will bill Douglas County applicants.

Project	CDHD Fee
Served by public sewer	\$40.00
Short plat with on-site sewage systems	210.00
Major plats, PDs, BSPs, etc. with on-site sewage systems, up to 20 lots:	330.00
Per lot beyond 20:	+10.00/lot
Other (CUP, Zone Change, etc.)	40.00

There are separate fees for review of water supplies and sites for on-site sewage systems because not all applicants need these additional reviews, and because the number of water supplies and on-site sewage systems will vary from project to project.

Type of work	CDHD Fee
Group B Water System Plan Review	\$650.00
Private one for two party well	160.00
Site Evaluation for septic system, first lot	265.00
Site Evaluation for septic system, each additional lot	120.00

### PUBLIC SEWER & WATER:

If the development will be served by a municipal sewer or water system, we will need a letter from the utility acknowledging that service will be available, and that adequate easements have been provided. If you have to make improvements to the system, you will need to enter into an agreement with the utility. If it is necessary to approve the final plat before the improvements can be finished, you will need to make arrangements with the utility to provide a bond or other financial security. Completion of the improvements is required before individual construction permits will be issued. We have a Water Availability form that the Utility can use to convey this information to the Health District.

### WATER RIGHTS:

Existing lots of record as of March 28, 2002 may withdraw up to 5000 gallons per day without a water right. This exemption is limited to domestic supply, stock watering, or the irrigation of up to 1/2 acre. This amount can be shared by up to four lots (six lots if separate irrigation water is available) when the original lot is subdivided.

Any project whose need for water is greater will require a Water Right. If you do not already have a water right sufficient for the project, you will need to apply to DOE. Because of the 1/2 acre irrigation limit, most projects involving more than two lots will require a note on the plat or in the user's agreement limiting the water from the Group B system to indoor use only, or to a pro-rata share of the 1/2 acre.

### PRIVATE OR 2-PARTY WELLS:

Water can sometimes be provided by a private well on each lot, or one for each pair of lots. You will need to make an application to the Health District for review of each well.

You will need to own or control by Restrictive Covenant all the land within 100 feet of the well, so that you can prevent the placement of potential contamination sources, such as barns, corrals, fertilizers, septic systems, etc. If there are wells on adjoining property, you will need to declare covenants for them also. These can be declared on the face of the plat with a plat note, such as:

*A restrictive Covenant, as shown, with a 100 feet radius around each domestic well site is hereby declared. No source of contamination may be constructed, stored, disposed of or applied without the permission of the owner and the Chelan-Douglas Health District.*

Because the proper location is so important, you should not drill the wells until after we have inspected the proposed well sites. For a well shared by two lots, you will also need to have an attorney prepare a Joint Use and Maintenance Agreement. This will establish each lot's right to access and use the well. The Agreement can be submitted along with the final plat for recording. The plat will include a note to allow for referencing the separate Agreement, such as:

*Well maintenance and operation agreement filed with the Chelan/Douglas County Auditor, No. \_\_\_\_\_*

There are other issues that can effect your ability to use the water, such as the need for a water right, or possible interference with earlier water users. The Health District does not have the ability to assess these issues. To make this clear to potential buyers or other interested parties, the final plat must carry this note:

*The Health District has not reviewed the legal availability of water to this plat.*

## GROUP B WATER SYSTEMS:

If you are developing a well for small community water supply for the development, you will need to apply to the District for review of a "Group B Water System". We have an information and application package that will help you in designing the system. The process is similar to that for reviewing a private well, but includes more issues, such as the ability of the pumping and piping system to deliver satisfactory flows during peak water use periods.

The final plat must show the easements giving each lot access to the well, and for the water lines. It must also show the 100-ft. radius around the well to keep out potential contamination sources.

## SITE EVALUATIONS FOR ON-SITE SEWAGE SYSTEMS:

Any lot that is not served by a public sewer system must include a site that is suitable for placement of an on-site sewer system, or septic tank and drainfield. You will need to apply to the Health District for a site evaluation by completing and submitting the green form titled "Application for Site Evaluation."

If the review shows that conventional septic systems are not appropriate, there may be alternative designs that a Professional Engineer can prepare that would be suitable for your site. If alternative systems will be necessary, we ask that your surveyor indicate this on the plat with a note, such as:

*Alternative septic systems will likely be required for new or repaired septic systems.*

## MINIMUM LOT SIZES:

Septic systems can become a problem if there are too many of them crowded into small areas, especially if there are wells nearby. The minimum lot sizes that will avoid these problems depend upon two issues:

1. Each lot must have enough area to accommodate a building site, driveway, water lines, etc. and still have enough unencumbered area left over to place the initial septic system and a replacement area. The size of the drainfield will vary with the different types of soil, and this will affect the

amount of space they need. Capacity for a four-bedroom home is considered sufficient. If a lot cannot support a drainfield area, you can establish a drainfield easement on an adjacent lot. This must be shown and described on the final plat.

2. Density of development. Septic systems do not remove all the contaminants from sewage. High development densities can lead to an accumulation of these contaminants in the groundwater. If the minimum lot size meets or exceeds that described in the table below, it is presumed that this will not be a problem. If it is necessary to propose smaller lots, you will need to show how this will effect groundwater by use of an appropriate contaminant transport model.

## FINAL PLATS:

The final (Mylar) version of the plat will have a signature line for the Health District along with this note:

*The Health District has not reviewed the legal availability of water to this plat.*

MINIMUM LOT SIZES		
SOIL TYPE	Type of Water Supply	
	Public	One-party
All extremely gravelly soils, very gravelly loamy sand or coarser.	0.5 acre <sup>1</sup> 2.5 acre <sup>2</sup>	1 acre <sup>1</sup> 2.5 acre <sup>2</sup>
Medium and Coarse sand.	12,500 sq. ft.	1 acre
Fine sand, loamy coarse sand, loamy medium sand.	15,000 sq. ft.	1 acre
Very fine sand, loamy fine sand, loamy very fine sand, sandy loam, loam.	18,000 sq. ft.	1 acre
Silt loams that are porous and have welldeveloped structure.	20,000 sq. ft.	2 acres
Other silt loams, sandy clay loam, clay loam, silty clay loam.	22,000 sq. ft.	2 acres
Sandy clay, clayl silty      and strongly cemented or firm soils	Unsuitable due to insufficient permeability.	
<sup>1</sup> Due to the highly permeable nature of this soil type only alternativesystems which meet or exceed Treatment Standard 2 can be installed.		
<sup>2</sup> A conventionalgravity system jn this soil type is only allowed if it is in compliance with all conditionslisted under WAC 246-272-11501(2)(h). One of these limiting conditions is a 2.5 acre minimum lot size.		